



UNIT 2A AIRFIELD INDUSTRIAL PARK, CHIPPING WARDEN, OXFORDSHIRE OX17 1LH

COMMERCIAL STORAGE PREMISES

- Modern high-eaved storage facility
- Substantial external circulation and parking areas
- Well located
- Potential for further storage space / expansion

TO LET £162,500 + VAT per annum | 23,241 sq ft (2,160 sq m)

Contact **Tim Humphrey**
Brown & Co Banbury
01295 273555 / 07971 974229
tim.humphrey@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Unit 2a Airfield Industrial Park is located off the A361 Chipping Warden road and is approximately 5 miles north of Banbury and 11 miles south of Daventry. Banbury provides easy access to the M40, and a short distance from Daventry is easy access to the M1 motorway via Junctions 16 and 18.

The unit is accessed off the A361 via electric security gates and an internal estate road that leads to the wider business park; unit 2a is the first building on the right hand side with a substantial concrete apron the front elevation.

What3Words – procured.approvals.racked

DESCRIPTION

Unit 2a is a former agricultural grain store built in 2012. The building is of high quality steel portal frame construction with a power floated smooth finish concrete floor. Concrete weight retaining panels to approximately 4 metres, profile clad to eaves and composite profile pitched roof. The unit has an eaves height of 7.7 metres and a ridge height of 11.5 metres. There is a substantial concrete apron to the front elevation which provides access to two electrically operated roller shutter doors. There is additional side access via a central loading door with further external storage and parking. On site 18m Weighbridge is available by arrangement.

ACCOMMODATION

The property has the following (approximate) gross internal floor area:-

	m ²	ft ²
Unit 2a, Chipping Warden OX17 1LH	2,160	23,241

SERVICES

The property is connected to mains electricity both single and three-phase supply which will be separately sub-metered. Mains water is connected to the premises which is also sub-metered. Internet and telephone services to be confirmed. Washroom facilities can be available by arrangement. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Business rates have not yet been assessed on this premises. It should be noted that rates will be the liability of the occupier to pay if and when the building has been formally assessed.

SERVICE CHARGE

A service charge will be levied in relation to the maintenance and repair of common areas and services such as the roadway, electrical security gate, washroom facilities, weighbridge & CCTV etc. The service charge will be based on a fair and proportionate basis. Exact details will be confirmed depending on the nature of the proposed occupier.

EPC RATING

The property does not have an EPC rating as it is unheated and therefore exempt.

TERMS

The premises is available by way of a new fully repairing and insuring lease with a minimum term of 3 years with additional terms to be agreed. We are quoting a guide rent at £162,500 + VAT per annum exclusive of all other outgoings.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 15-Apr-24.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

BUILDINGS INSURANCE

The owner will insure the building and recharge the premium to the occupier on annual basis. The occupier will require their own contents and liability insurance.

VAT

It is understood that VAT is applicable.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through sole letting agents:

Tim Humphrey
01295 220210 / 07971 974229
tim.humphrey@brown-co.com

